



ESTATE  
BARCELONA

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## Commercial property Nº49188 Gracia

PRICE

**3 600 000 €**

SQUARE

**258m2**

PROFITABILITY

**4%**

ANNUAL INCOME

**142217€**

A lot consisting of 2 commercial premises located in the Gracia district of the city of Barcelona. Situated on a well-known shopping street in Barcelona.

Total area: 258.36 square meters.

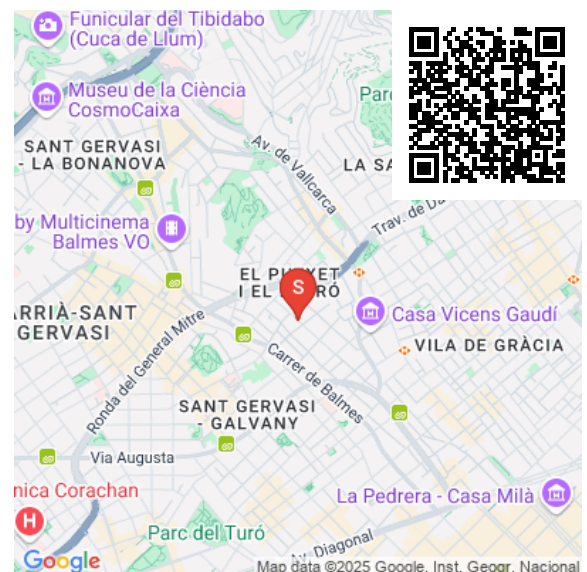
1st commercial premises with a total area of 188.36 square meters is currently leased to a clothing retail chain store.

The lease contract was signed in 2022 for a duration of 15 years.

Annual rent amount: 127,296 euros.

There are no community fees.

Property tax is paid by the owner.





2nd commercial premises with an area of 70 square meters is currently leased to a medical herbs store.

The lease contract was signed in 2021 for a duration of 7 years.

Annual rent amount: 16,884 euros.

There are no community fees.

Property tax is paid by the tenant.

Profitability: 4%.